

**Return to:**  
**Michelina Caruso**  
**193 Kristi Lane**  
**Harpersville, AL 35078**

Prepared by:  
PAT ALLEN  
206 ARROW PT RD  
JACKSON GA 30233

**QUITCLAIM DEED**  
**Joint Tenants with Right of Survivorship**

**KNOW ALL MEN BY THESE PRESENTS THAT:**



20240605000167550 1/3 \$271.00  
Shelby Cnty Judge of Probate, AL  
06/05/2024 12:47:16 PM FILED/CERT

FOR VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Michelina Caruso, an unmarried woman. hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto Michelina Caruso, an unmarried woman. and Kimberly Ann Stewart, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby. Alabama, the address of which is 193 Kristi Lane, Harpersville. AL. 35078, to-wit:

Commence at the SE corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the East line of said Section 3, a distance of 574.00 feet to a point; thence turn an angle of 90 degrees 31' left and run Westerly a distance of 274.75 feet to the point of beginning of the Property described; thence turn an angle of 91 degrees 40' right and run Northerly A distance of 116.0 feet to a point; thence turn an angle of 0 degrees 13' right And continue a distance of 40.85 feet to a point; thence turn an angle 65 degrees 48' left and run Northwesterly a distance of 409.19 feet to a point on the East line Of 30 feet wide access easement; thence turn an angle of 114 degrees 58' left and Run Southerly along said access easement line a distance of 192.57 feet to a point; Thence turn an angle of 65 degrees 02' left and run Southeasterly a distance of 405.31 feet to a point; thence turn an angle of 111 degrees 54' 54" left and run Northerly a distance of 34.14 feet to a point of beginning.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.



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WITNESS Grantor's hand this the 5 day of June, 2024.

Michelina Caruso

Grantor

MICHELINA CARUSO

(Print Name)

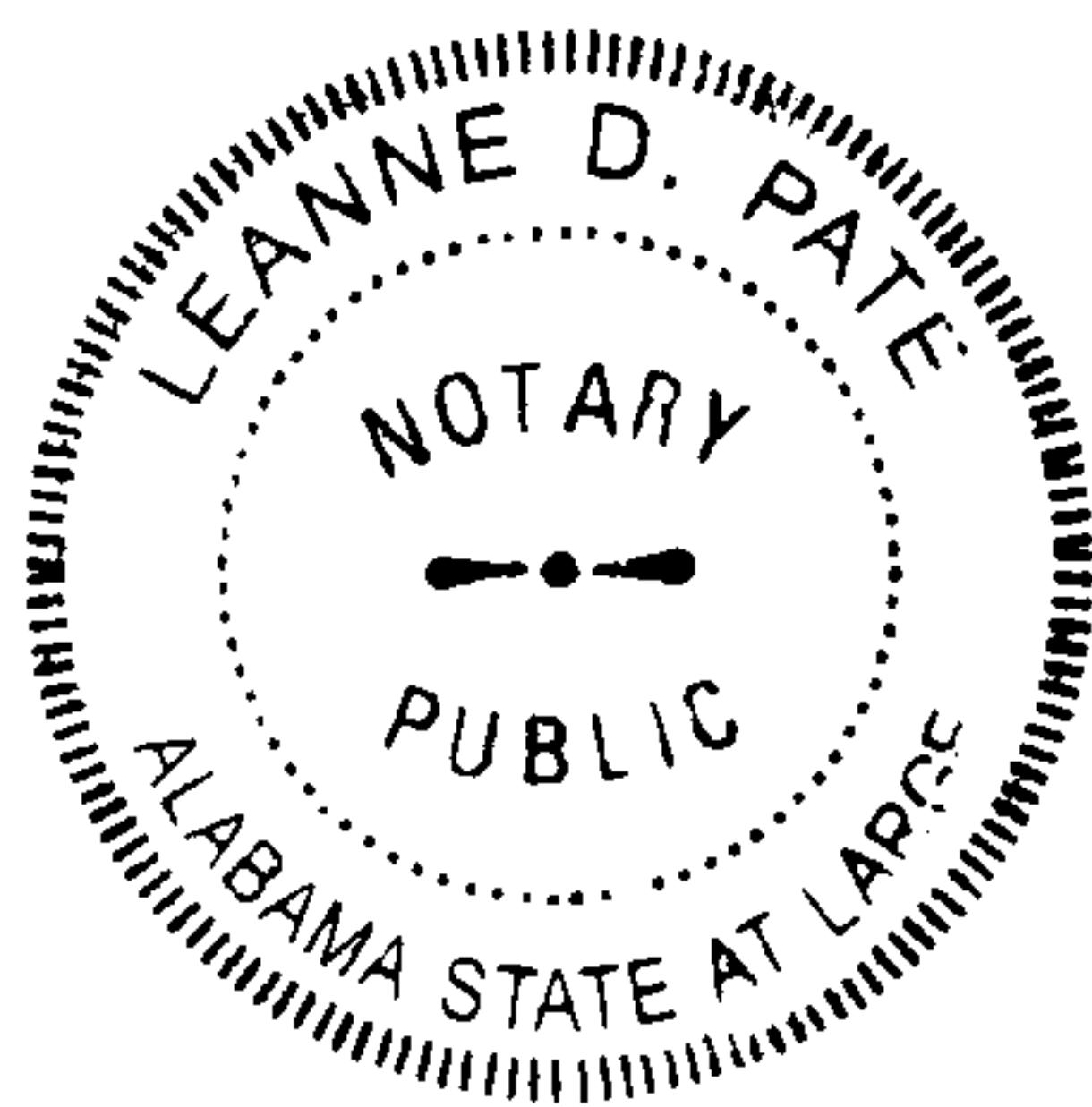
State of Alabama

County of Chilton

I, Leanne D. Pate hereby certify that  
Michelina Caruso whose name is signed to the foregoing  
conveyance, and who is known to me, acknowledged before me on this day that being informed  
of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears  
date.

Given under my hand this 5 day of June, 2024.

(Seal)



Leanne D. Pate

Notary Public

MY COMMISSION EXPIRES 10/26/25

Grantor(s) Name and Address:

Grantee(s) Name and Address:

Real Estate Sales Validation Form

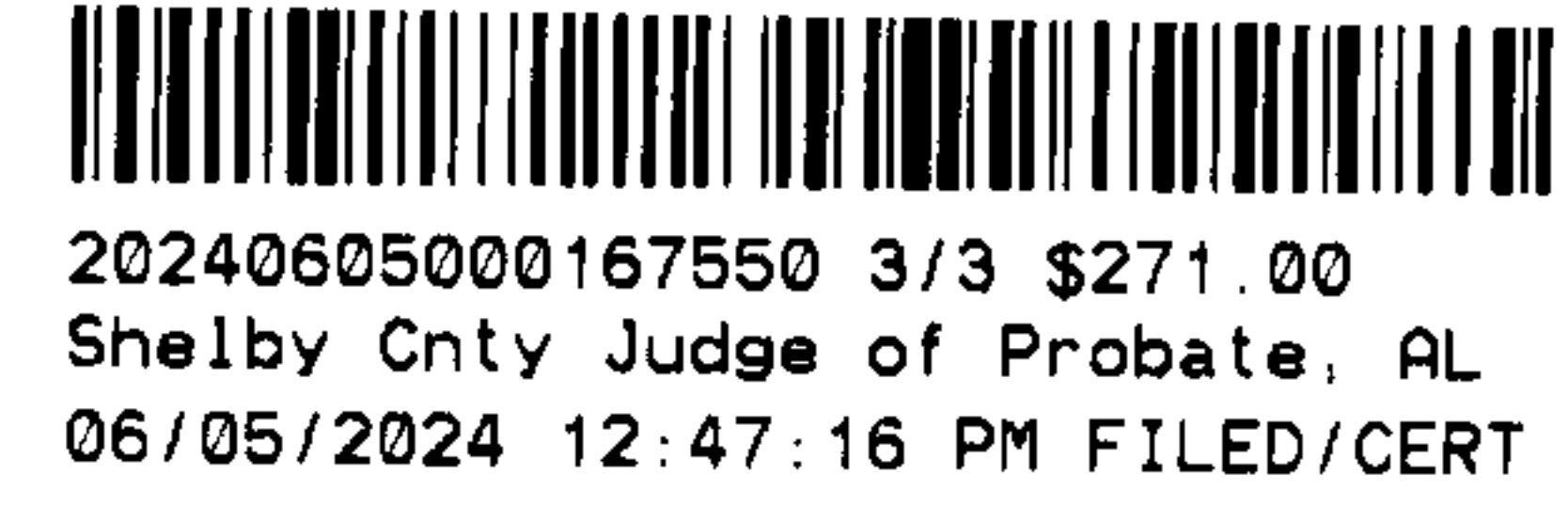
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MICHELINA CARUSO
Mailing Address 193 KRISTI LANE
HARPERSVILLE AL 35078

Grantee's Name KIMBERLY ANN STEWART
Mailing Address 193 KRISTI LANE
HARPERSVILLE AL 35078

Property Address 193 KRISTI LANE
HARPERSVILLE AL 35078

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 242,890



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Unattested June 5, 2024

(verified by) MICHELINA CARUSO
Michellea Caruso
(Grantor/Grantee/Owner/Agent) circle one